



**No. 10 PRINCES DOCK**

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**LIVERPOOL  
WATERS**

# LIVERPOOL

The Liverpool City Region is attracting inward investment and international business. With new restaurants, bars and legendary nightlife, alongside waterfront and cultural attractions, this is a place where people want to live, work and play. Benefiting from beautiful coastline and countryside, quality of life matters here.



6 million workforce within an hour



£10 billion investment planned in the City Region



Largest collection of museums & galleries outside of London



Wages are 10% lower than national average and 50% lower than City of London



Catchment of 13 universities and over 213,000 students



GVA to double to £1.75 billion by 2030



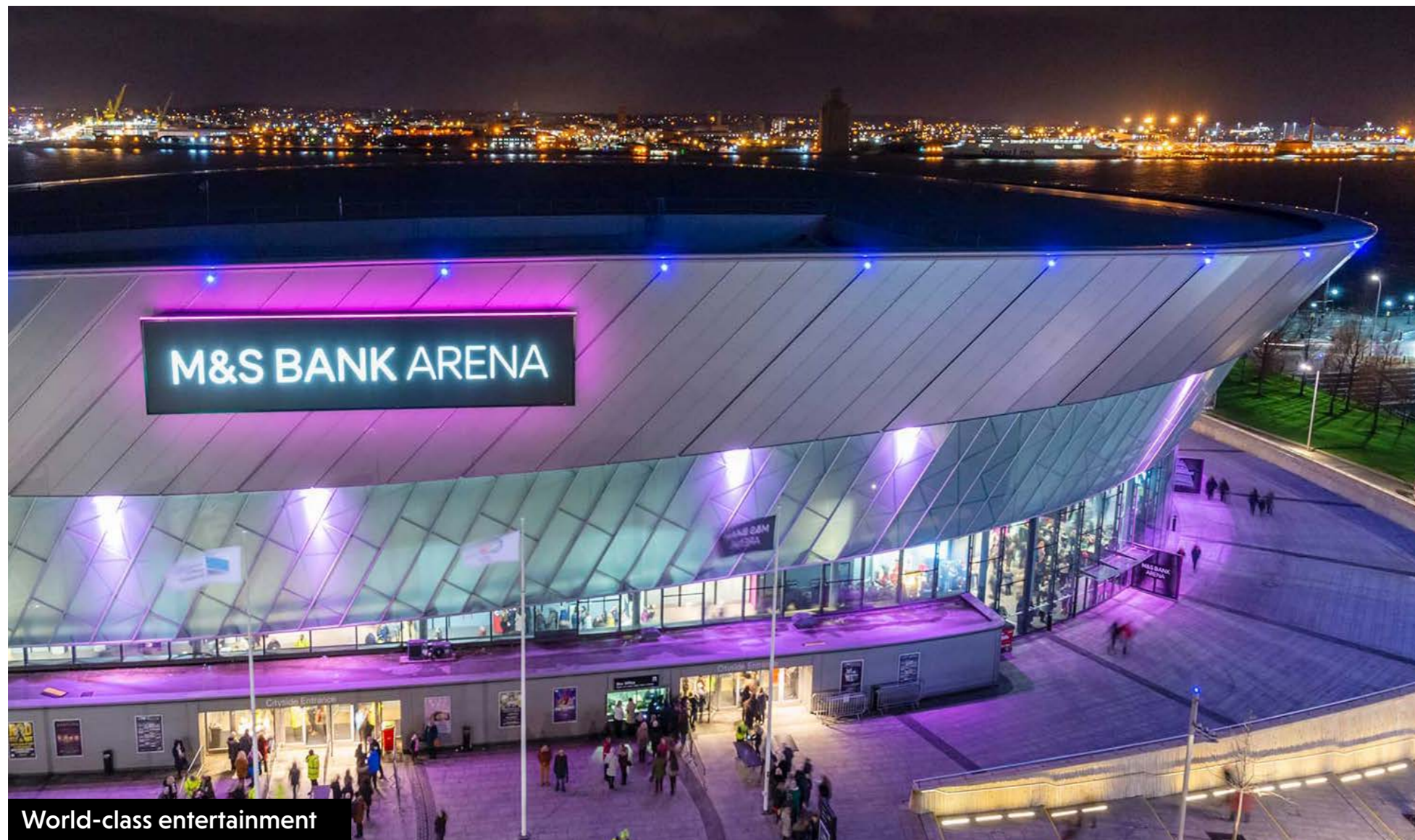
2 major airports within 45 minutes' drive



2 hrs to London by train



500,000 businesses within 1 hour of City Centre



World-class entertainment



13 Universities



Liverpool John Lennon Airport

# LIVERPOOL WATERS

With an estimated value of £5 billion, Liverpool Waters is one of the largest regeneration projects within Europe and the largest single development opportunity in the city.

Covering some 60 hectares and spanning 2.3 km of the city's famous waterfront, Liverpool Waters will see the creation of a new mixed-use city district for Liverpool and bring back to life a swathe of historic dockland.



Planned Everton Stadium



Cruise Liner Terminal



Central Park



Cruise Liner Hotel



Isle of Man Ferry Terminal



Central Park

# LIVERPOOL WATERS



## COMMERCIAL SPACE

- 1 No. 5 Princes Dock
- 2 No. 8 Princes Dock
- 3 No. 10 Princes Dock
- 4 No. 12 Princes Dock

## HOTEL

- 5 Titanic Hotel
- 6 Radisson Blu Hotel
- 7 Mercure Liverpool Atlantic Tower
- 8 Proposed Cruise Liner Terminal Hotel
- 9 Malmaison Hotel
- 10 Crowne Plaza Hotel

## TRANSPORT

- 11 Sandhills Train Station
- 12 Moorfields Train Station
- 13 Proposed IoM Ferry Terminal
- 14 Proposed Cruise Liner Terminal
- 15 James Street Train Station
- 16 Princes Dock Multi Storey Car Par
- 17 Isle of Man Ferry Terminal
- 18 Mersey Ferry Terminal
- 19 Temporary Cruise Liner Termina
- 20 Moorfields on Old Hall St

## LEISURE ATTRACTIONS

- 21 Pier Head
- 22 Royal Liver Building
- 23 Anfield
- 24 Goodison Park
- 25 Proposed Everton FC Stadium
- 26 Museum of Liverpool
- 27 Central Dock Park

## RESIDENTIAL

- 28 Plaza 1821
- 29 Alexandra Tower
- 30 Quay Central
- 31 Park Central
- 32 The Lexington
- 33 No. 1 Princes Dock
- 34 Waterloo Warehouse

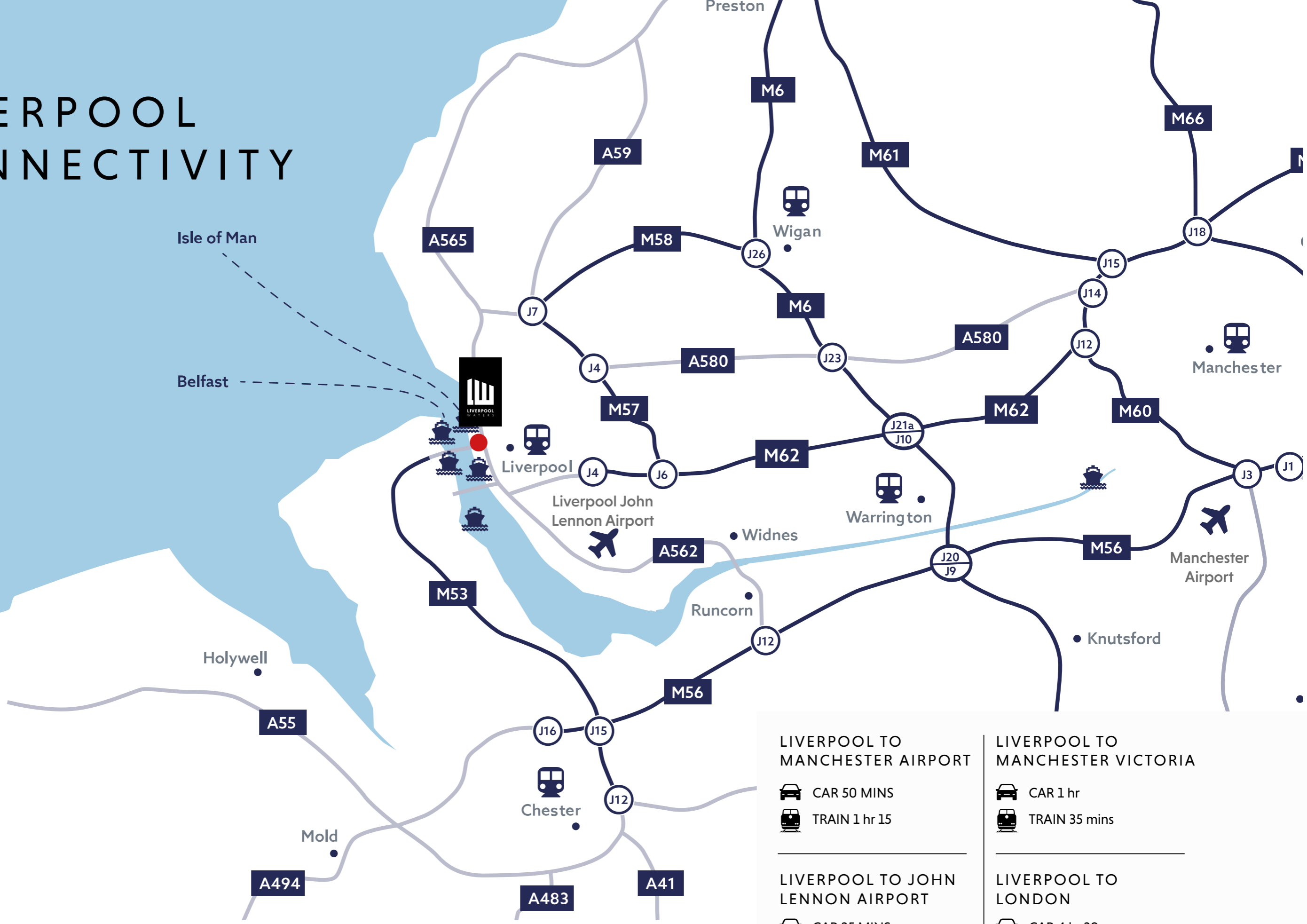
## FOOD AND DRINK

- 35 Panoramic 34
- 36 Bean Coffee Shop
- 37 Cargo Restaurant
- 38 Brasco Lounge
- 39 Alchemist
- 40 Matou
- 41 Mowgli
- 42 Gino D'Acampo
- 43 San Carlo

## AMENITIES

- 44 Holyrood Nursery
- 45 The Store
- 46 Harbour Leisure and Fitness Club

# LIVERPOOL CONNECTIVITY



<b>LIVERPOOL TO MANCHESTER AIRPORT</b>		<b>LIVERPOOL TO MANCHESTER VICTORIA</b>	
CAR 50 MINS	TRAIN 1 hr 15	CAR 1 hr	TRAIN 35 mins
<b>LIVERPOOL TO JOHN LENNON AIRPORT</b>		<b>LIVERPOOL TO LONDON</b>	
CAR 25 MINS	TRAIN 50 MINS	CAR 4 hr 20	TRAIN 2 hr 30

# PROGRESS



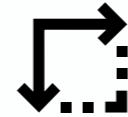
Over £300m of committed development with sales to Moda Living, Your Housing, Regenda, Romal Capital, IOM Government and Liverpool City Council.



Landmark transaction through exchange of contracts for an Agreement to Lease with Everton Football Club to create a new iconic waterfront stadium.



Detailed planning consent for almost 1000 apartments which have either started or are due to commence on site imminently.



Over 200,000 sq ft of completed letting transactions within the existing built office estate.



Updated Princes Dock Neighbourhood Masterplan submitted and approved.



2,000 people now working within the Liverpool Waters Neighbourhoods.



250,000 visitors to Liverpool Waters through music events, city events and 67 visiting cruise ships.

# EXISTING AMENITIES



RESIDENTIAL



BUSINESS SPACE



HOTEL &  
CONFERENCE FACILITIES



NURSERY



CONVENIENCE  
STORE



LEISURE & GYM



CRUISE LINER  
TERMINAL



PUBLIC SPACE



PARKING



COFFEE SHOPS



BARS &  
RESTAURANTS



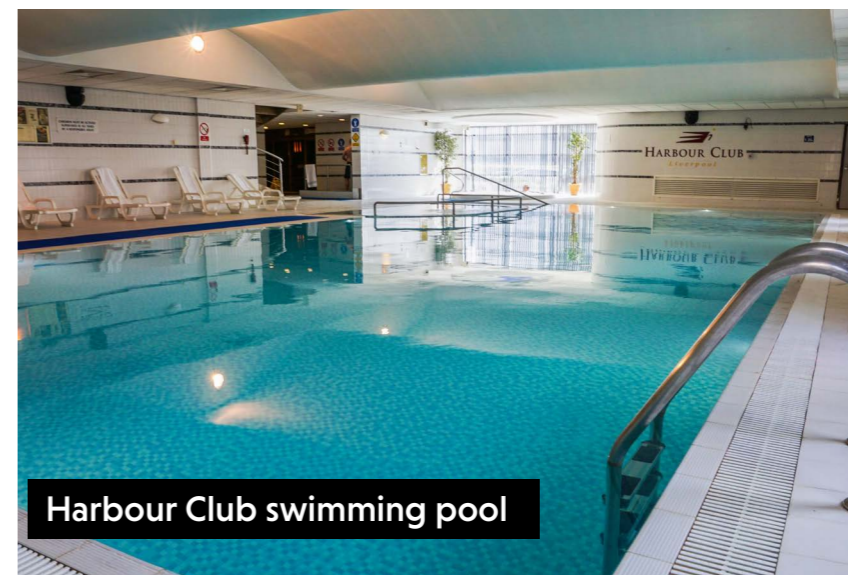
EVENT SPACE



Dragon Boat Race



Bean Coffee Shop



Harbour Club swimming pool

# PRINCES DOCK

Princes Dock is the first phase of Liverpool Waters and is located adjacent to the iconic Royal Liver Building. With panoramic views of the River Mersey, Princes Dock is a world class business destination and leisure complex, located in the heart of the city.

Already an established office location, this neighbourhood also provides multi-storey car parking facilities, residential buildings, an array of on-site amenities and leisure facilities which includes the Malmaison and Crowne Plaza hotels and Liverpool International Cruise Liner Terminal.

Nearby sporting, retail and cultural attractions such as the famous Tate Gallery, Beatles Museum, Liverpool One and Anfield Stadium and Goodison Park mean there's plenty to see and do – what more could you ask for?





# PRINCES DOCK

A selection of your neighbours



OVER 50 LOCAL AND  
INTERNATIONAL BUSINESSES  
ALREADY OPERATING IN  
LIVERPOOL WATERS

# PRINCES DOCK WHAT'S NEXT?

Over the next three years,  
Princes Dock will become a true mixed-use  
neighbourhood with over 600 apartments,  
PRS units and a permanent home for  
Liverpool's burgeoning cruise industry.

Patagonia Place,  
planning approved  
October 2020

Plaza 1821  
now complete

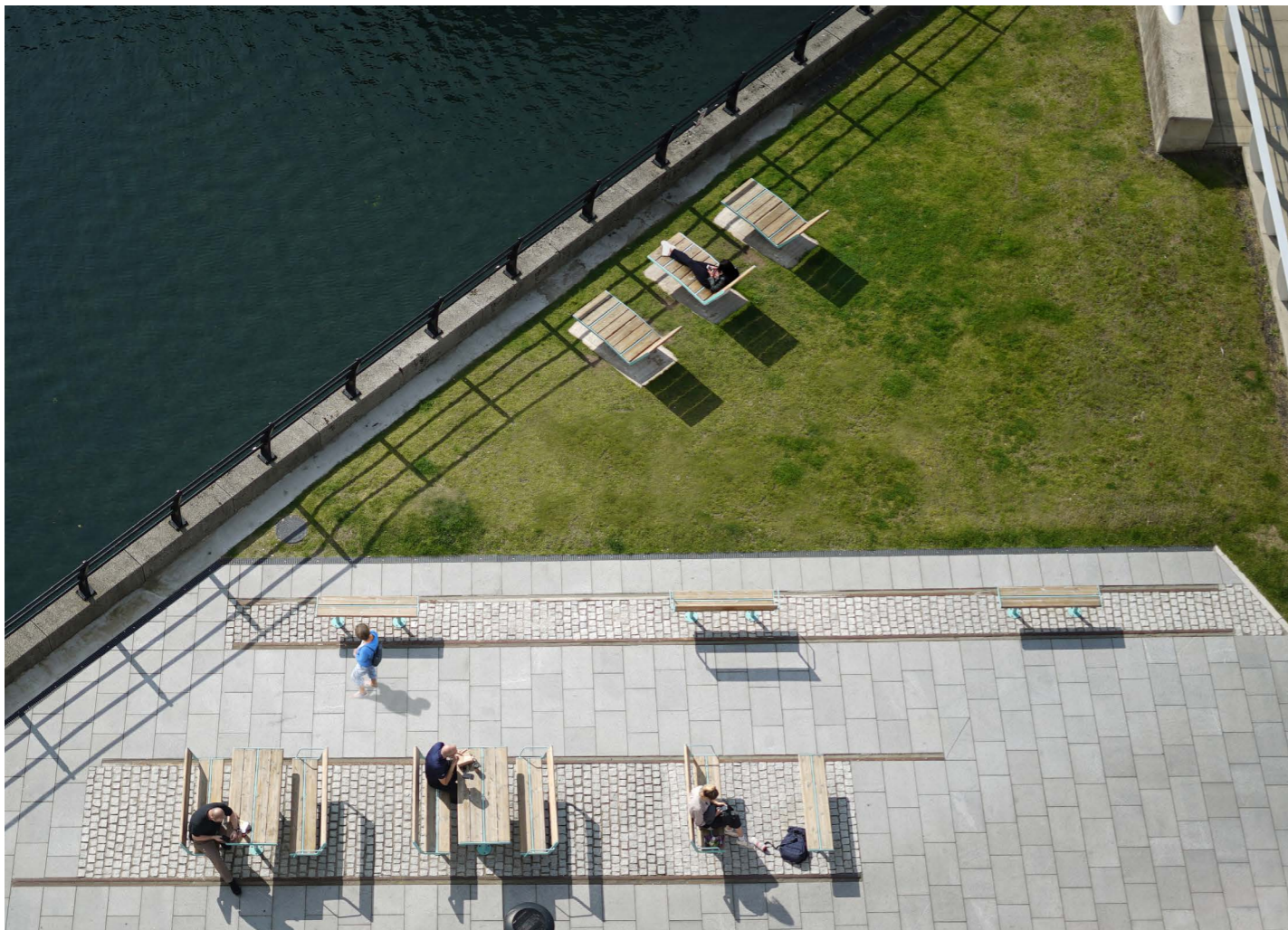
The Lexington,  
due to complete  
2021



Cruise liner terminal

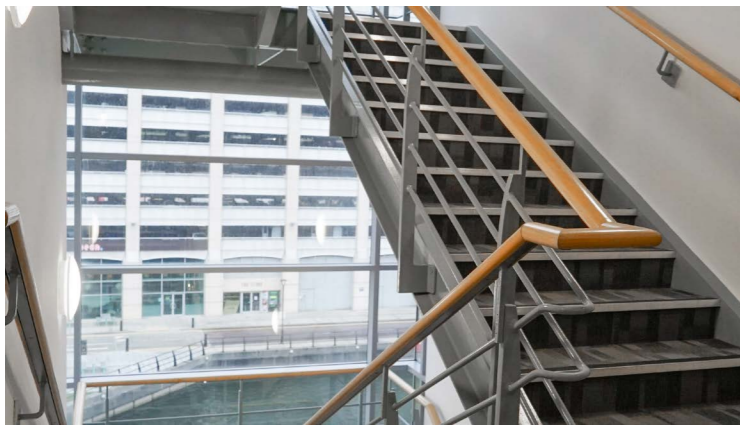


Construction ongoing



# NO.10 PRINCES DOCK

No. 10 offers Grade A office accommodation in a waterfront location, with stunning views across the River Mersey. The five-storey building has part glazed elevations and balconies, providing spectacular views of the world famous Pier Head, Royal Liver building and River Mersey.



## FEATURES

- Floor to ceiling glazing
- Access control turnstiles
- Fully accessible raised floors (150mm clear Void)
- Suspended ceiling with 1500mm of void space
- LG7 Lighting
- 2 No 13 Person Passenger Lifts
- 4 pipe fan coil air conditioning run by a BMS control system
- A no touch door entry system to all floors
- CCTV surveillance
- Dedicated bicycle racks
- Secure on-site parking at a ratio of 1:573 sq.ft
- Refuse recycling collection service
- Male, female and accessible WC facilities
- 24 Hour security & building manager service
- On-site cleaning service and maintenance
- Bicycle store available at Princes Dock multi-storey car park
- Shower facilities to be installed



## LETTING INFO

### NET ZERO CARBON

No.10 Princes Dock is one of 17 Peel L&P buildings to have achieved net zero carbon status.

### LEASE TERMS

The offices are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

Upon application to the joint letting agents.

### RATES

The occupier will be responsible for the payment of non-domestic rates levied on the demise by the Local Rating Authority.

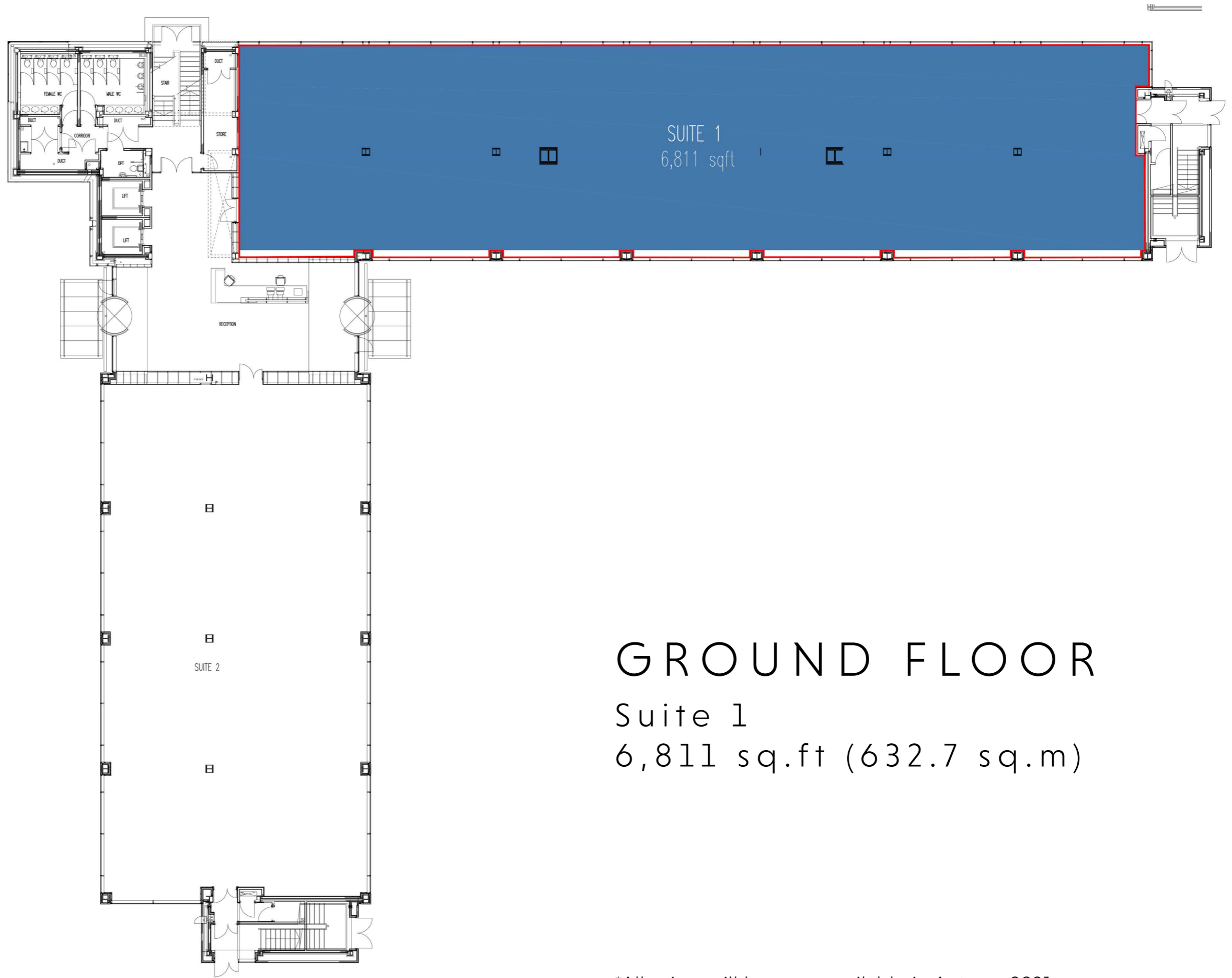
### SERVICE AND ESTATE CHARGE

The building is owned and managed by Peel L&P. Any incoming occupier will be responsible for the payment of service and an estate charge towards the upkeep and the maintenance of the building and Princes Dock estate.

### VAT

All outgoings are subject to VAT at the prevailing rate.

# AVAILABILITY

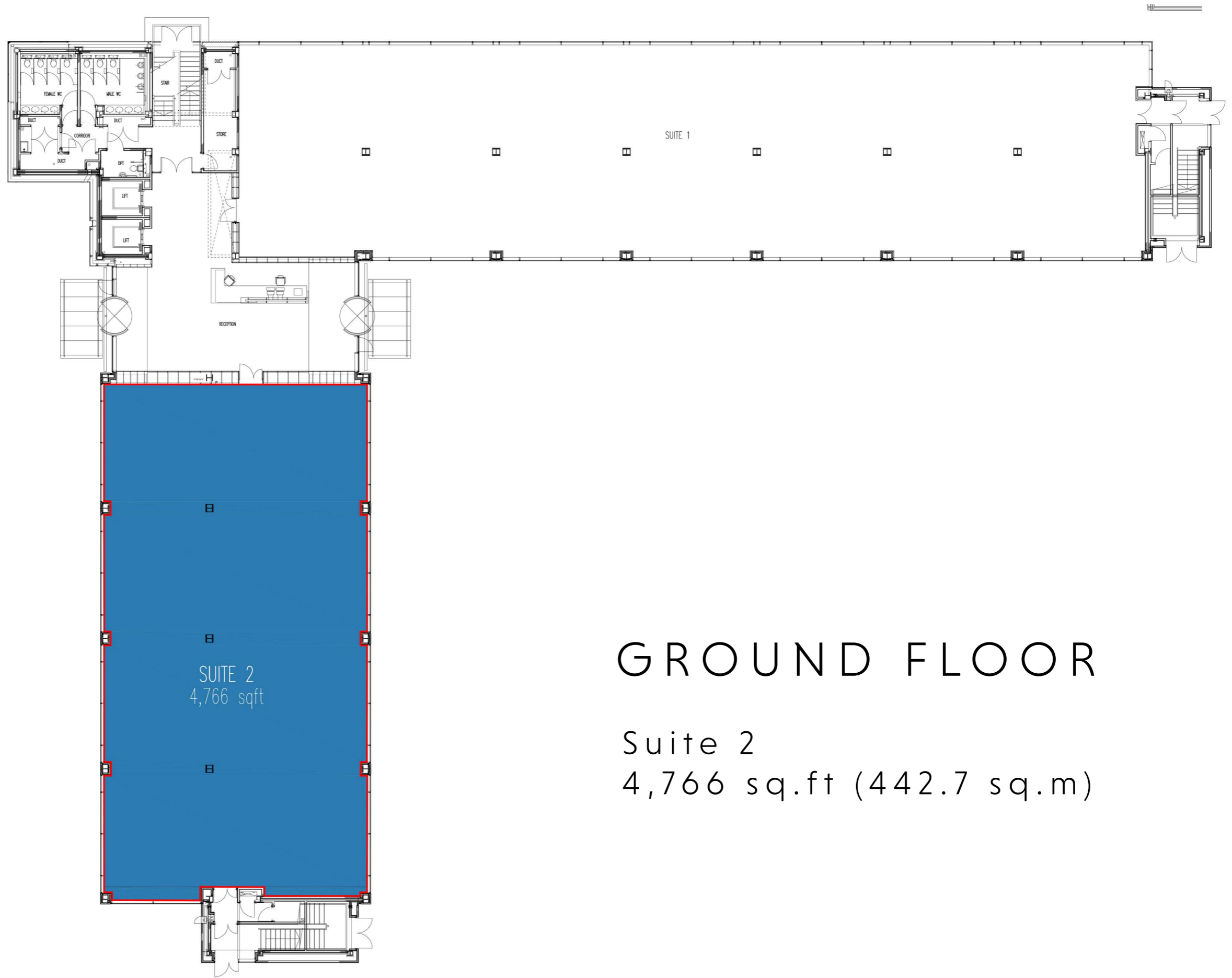


## GROUND FLOOR

Suite 1  
6,811 sq.ft (632.7 sq.m)

\*All suites will become available in Autumn 2021.

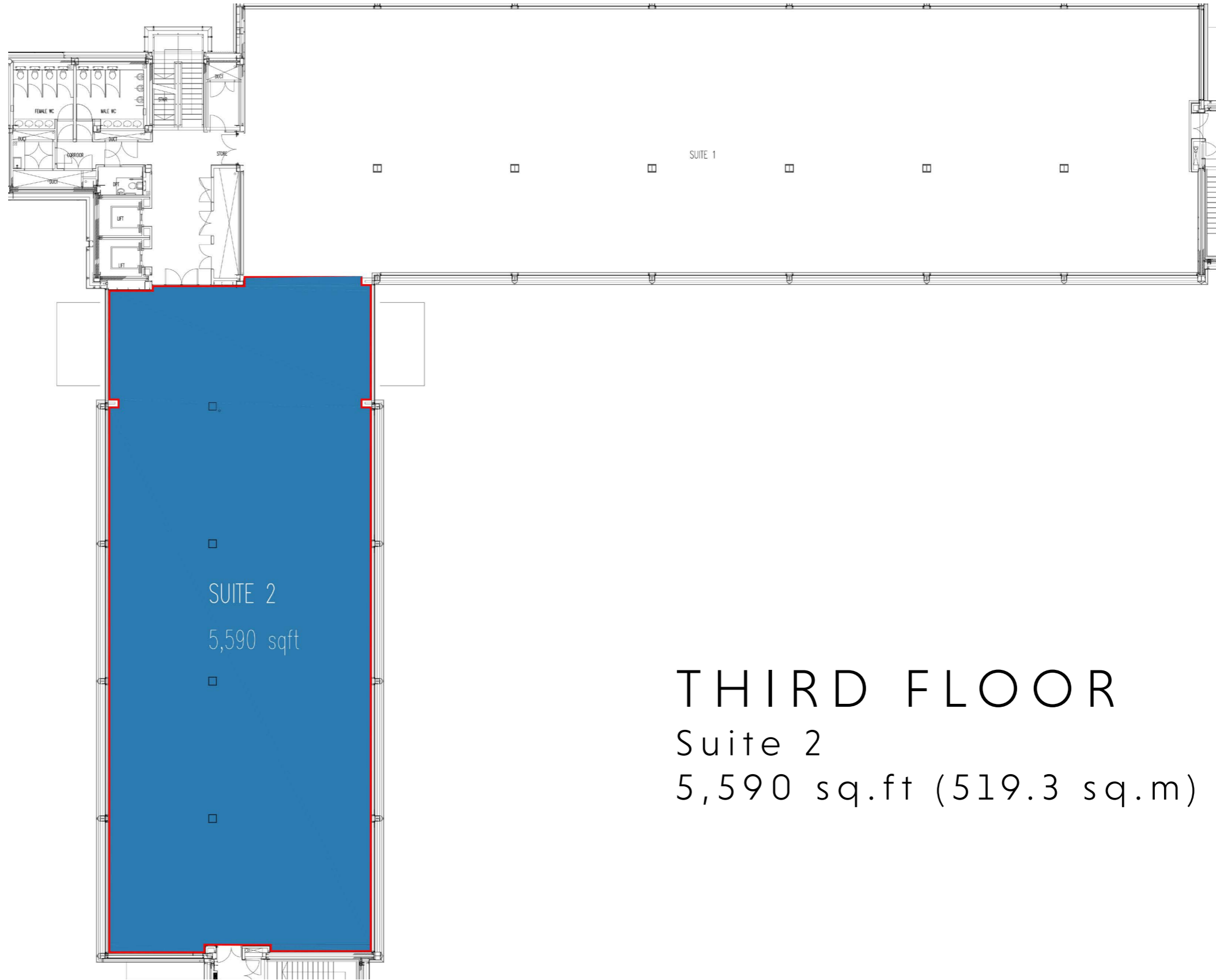
# AVAILABILITY



## GROUND FLOOR

Suite 2  
4,766 sq.ft (442.7 sq.m)

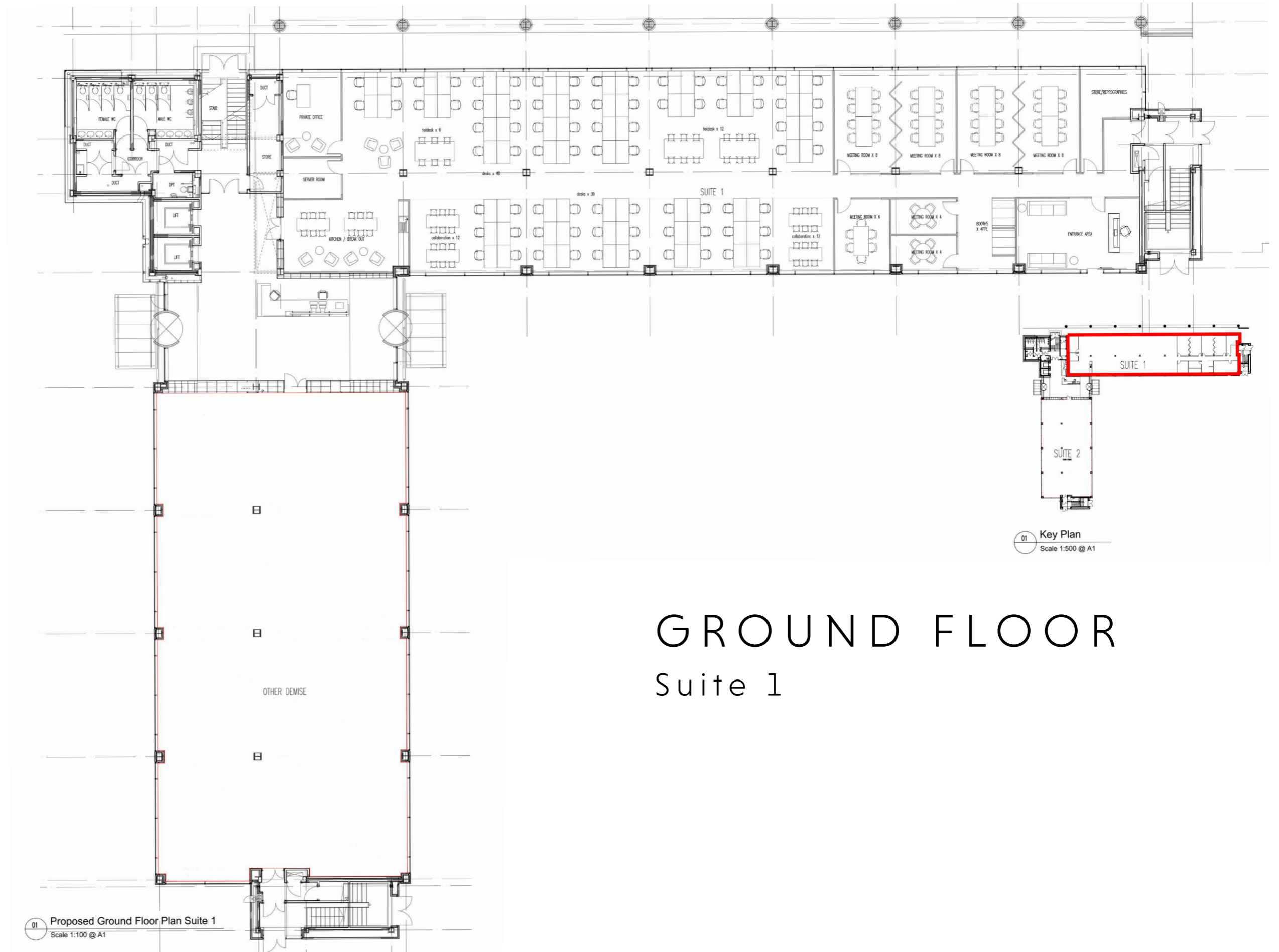
# AVAILABILITY



THIRD FLOOR  
Suite 2  
5,590 sq.ft (519.3 sq.m)

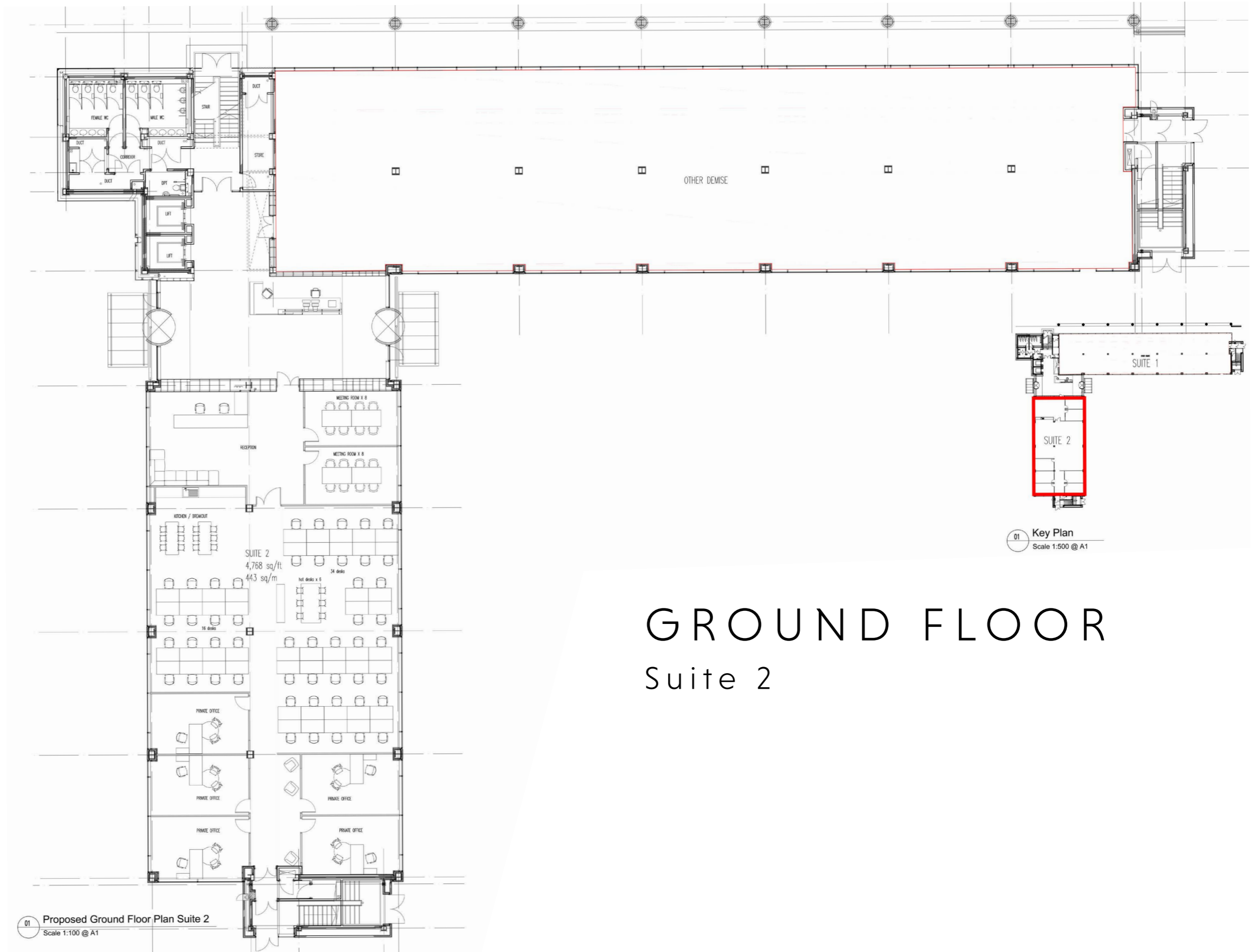


# SPACE PLANS



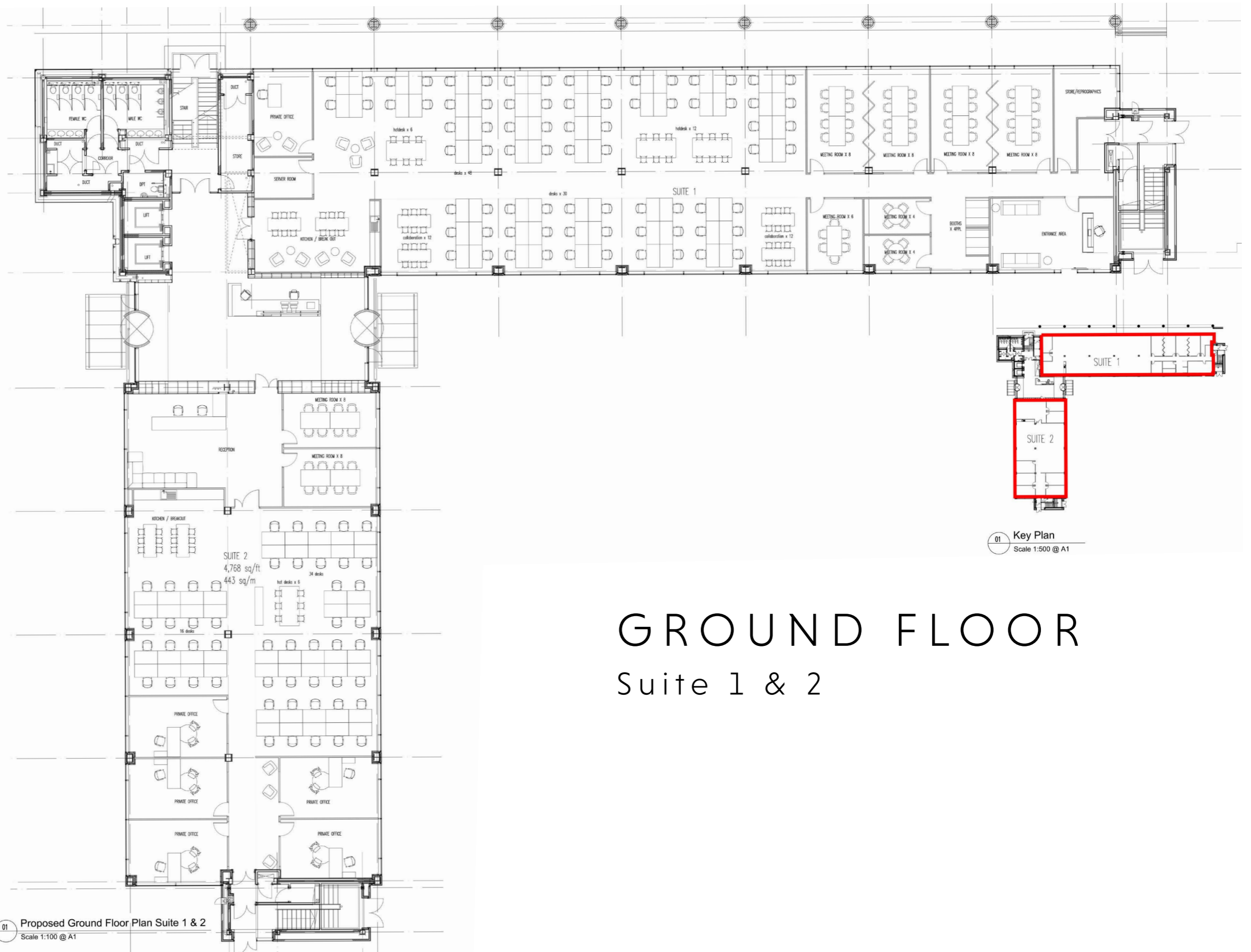
## GROUND FLOOR Suite 1

# SPACE PLANS



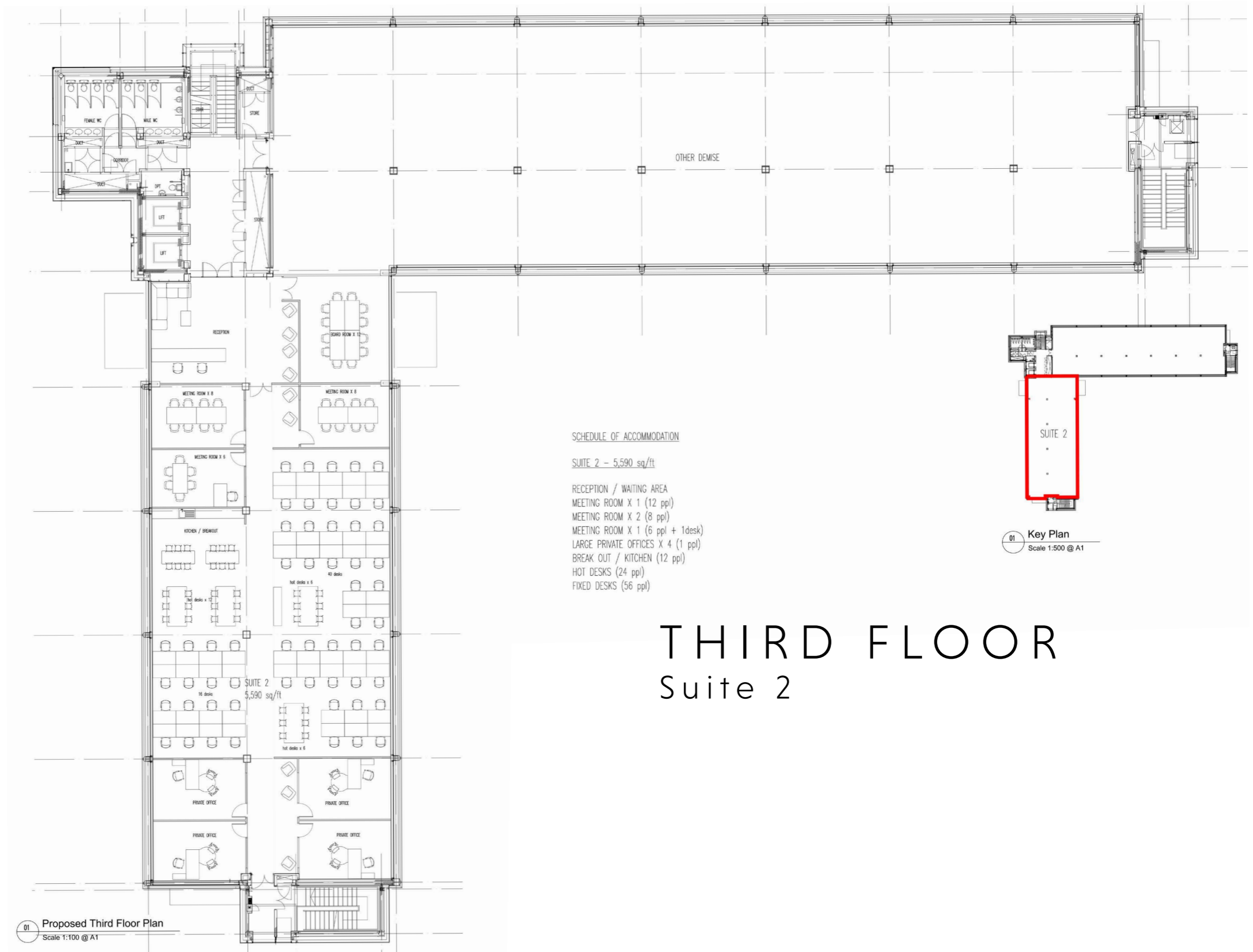
## GROUND FLOOR Suite 2

# SPACE PLANS



GROUND FLOOR  
Suite 1 & 2

# SPACE PLANS



# SUSTAINABILITY

SUSTAINABILITY IS A FUNDAMENTAL CONSIDERATION IN OUR COMMERCIAL DEVELOPMENTS AND WE WORK WITH OCCUPIERS TO CHAMPION GOOD PRACTICE.

- Peel L&P



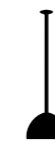
Liverpool Waters operates an ISO 50001 certified energy management system.



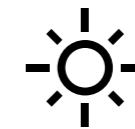
Design stage predicted EPC rating A



BREEAM rating 'Excellent'



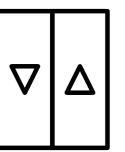
Intelligent lighting control systems



Solar control glazing



Building energy management system



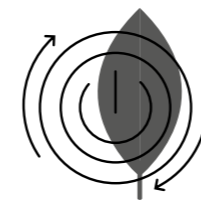
Energy efficient lift technology

The NHS estimates that £2.1 billion could be saved if everyone had access to green spaces, therefore improving mental, social and physical wellbeing. Health and wellbeing features of Liverpool Waters:

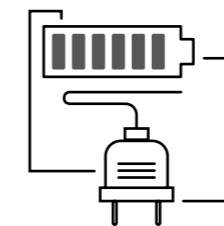
- Magnificent views across the River Mersey and beyond
- Easy access to high quality public green space
- Residential and office space making full use of natural daylight
- Childcare facility at Princes Dock
- A full range of fitness activities available
- Regular community events and festivals organised across Liverpool Waters
- 5 minute walk to city centre amenities and cultural attractions
- Well-connected by bike, boat and bus
- If you really have to leave, 4 train stations to take you wherever your heart desires



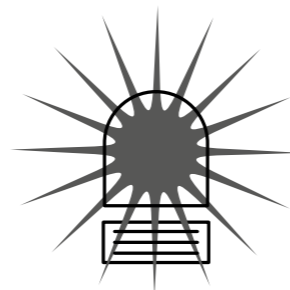
ISO Certified



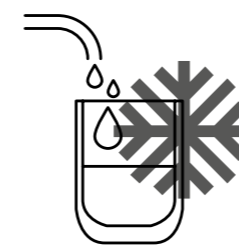
Energy saving



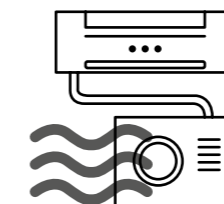
Energy management



Lights



Water



Air



# PEEL L&P

Peel L&P - Realising possibility

We are an ambitious regeneration business with generations of history, heritage and expertise in our DNA. First established in 1971, Peel L&P is now responsible for some of the most transformational development projects in the UK today.

Owning and managing 12 million sq ft of property and 20,000 acres of land and water, our holdings are concentrated in the north west of England but we also own and manage significant assets throughout the UK with a total portfolio value of £2.6 billion.

As a part of the Peel Group; we are integral to a business that strives to make a positive impact on people's lives.

Our legacy matters. We take great pride in the outcomes we achieve, the people we work with, the way we go about our business and the transformational projects we deliver.

Our specialist teams have a proven track record in delivering high-quality, legacy projects across land, property, water and airspace. This includes airports, hotels, waterways, media hubs, event spaces, leisure facilities, retail, workspaces, residential development, industrial & logistical space, public realm, historic gardens and the renewable energy sector.

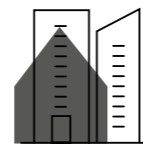
Peel L&P is an agile and ambitious business with a legacy of success for a long-term, sustainable future.

We see possibility. We deliver transformation.



**£2.6bn**

gross assets



**18m sq ft**

property/built estate



**30,000**

acres of land



MediaCityUK



The Vic



Wirral Waters



Liverpool 2



Liverpool John Lennon Airport



Retail Park Gloucester Quays





NO.10 PRINCES DOCK  
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